

SITE DATA

OWNER: SUNCAP DURHAM, LLC
 6101 CARNegie BLVD SUITE 180
 CHARLOTTE, NC 28209
 SITE ADDRESS: 4357 S. ALSTON AVE
 PARCEL ID: 154139
 PIN: 0738-04-45-3895
 CROSS SITE AREA: 44,013 AC
 DEVELOPMENT TYPE: SUBURBAN RIVER BASIN, COPE FEAR WATERSHED PROTECTION OVERLAY: NONE ZONING: IL

OWNER CERTIFICATE

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT I HAVE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED, WITNESSE MY HAND AND SEAL THIS 22nd DAY OF MARCH 2017.

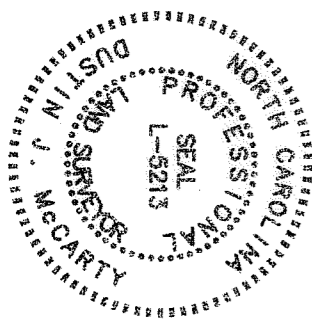
Jason L. Bng
 Jason L. Bng
 Notary Public for said County
 My Commission Expires: 2-20-2019

GENERAL NOTES

1. THIS SURVEY MAP IS INTENDED TO REPRESENT AN EASEMENT DEDICATION ON THE PROPERTY OF SUNCAP DURHAM, LLC, PIN 0738-04-45-3895, AND IS NOT A BOUNDARY SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE ALL ENCUMBRANCES UPON THE PROPERTY MAY NOT BE SHOWN.
2. THE PROPERTY LINES SHOWN HEREON HAVE BEEN CONFIRMED FROM A SURVEY BY STEWART INC. PROPERTY LINES SHOWN TAKEN FROM PLAT BOOK 183, PAGE 112, DURHAM COUNTY REGISTRY.
3. HORIZONTAL DATUM (S AND S3 (2011)) AND VERTICAL DATUM IS NAVD83 BASED ON GPS METHODS USING REAL-TIME KINEMATIC SOLUTIONS FOR THE SURVEY CONTROL POINTS SHOWN HEREON AND TIED TO NORTH CAROLINA GEODETIC SURVEY MONUMENTS "HOPSON" AND "ERICSSON".
4. THE INITIAL STATE PLANE POSITIONS FOR THIS SURVEY WERE SCALED FROM GRID TO GROUND FROM A PROJECT LOCATION OF N785329.19 E203343.88, USING A COMBINED FACTOR OF 0.999992077.
5. THE SUBJECT PROPERTY IS ZONED "IL" (INDUSTRIAL LIGHT) PER DURHAM COUNTY GIS.
6. THE SUBJECT PROPERTY LIES IN ZONES:
 - * X AREA DETERMINED TO BE CUTSIDE THE 0.2% ANNUAL CHANGE AND FUTURE CONDITIONS, 1% ANNUAL CHANGE FLOODPLAIN
 - * X SPARSELY AREAS OF 0.2% ANNUAL CHANGE FLOOD AREAS OF FUTURE CONDITIONS, 1% ANNUAL CHANGE FLOOD AREAS OF 1% ANNUAL PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD
 - * X AREA DETERMINED TO BE INSIDE THE 1% ANNUAL CHANGE FLOOD, BASE FLOOD ELEVATIONS DETERMINED)

REVIEW OFFICER CERTIFICATE

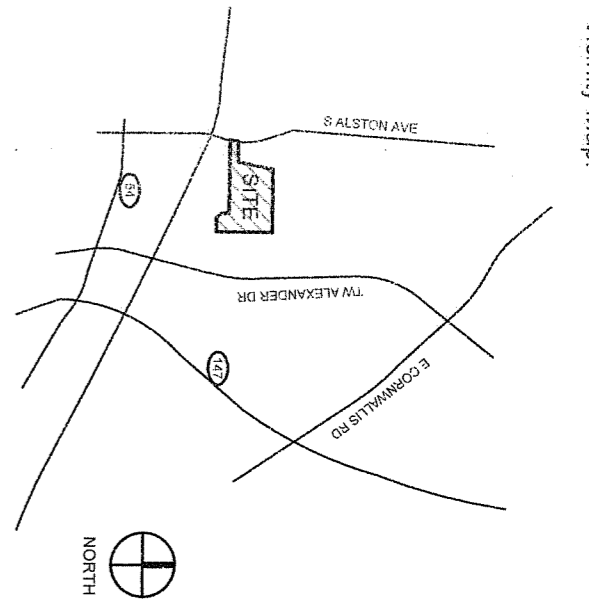
DURHAM COUNTY
 REVIEW OFFICER OF DURHAM COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Alison Coates
 Alison Coates
 Review Officer
 DATE: 4-17-17



CASE#: S1700008

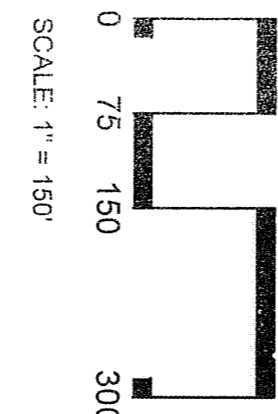
EXEMPT PLAT

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS AN EXEMPT PLAT PURSUANT TO §150A-335 AND §150A-376 OF THE NORTH CAROLINA GENERAL STATUTES.
Carolee Nits
 Carolee Nits
 Durham County Planning Dept.
 (Date)



LEGEND

- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- SET IRON ROD
- COMPUTED POINT
- 0.2% CHANGE FLOODPLAIN BOUNDARY
- 1% CHANGE FLOODPLAIN BOUNDARY
- FLOODWAY LINE
- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED



EXEMPT PLAT FOR:

SUNCAP DURHAM, LLC.

TRIANGLE TOWNSHIP, CITY OF DURHAM
 DURHAM COUNTY, NORTH CAROLINA
 DATE: 12/29/2016 SCALE: 1"=150'
 REVISED: 1/26/2017

STEWART

421 FAYETTEVILLE ST. STE 400
 FAYETTEVILLE, NC 27601
 704.336.8190
 FIRM LICENSE # C-1051
 WWW.STEWARTINC.COM
 PROJECT # X15001.08